



HIGHLAND BEACH BUILDING DEPARTMENT

3614 S. Ocean Boulevard
Highland Beach, FL 33487
Ph: (561) 278-4540

PLANNING BOARD STAFF REPORT

MEETING OF: **MAY 11, 2023**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY RICHARD N. MENDELSON FOR A SPECIAL
EXCEPTION APPROVAL TO INSTALL A 400 SQUARE FOOT
DOCK FOR THE PROPERTY LOCATED AT 1124 HIGHLAND
BEACH DRIVE (APPLICATION NO. 21-0010)**

I. GENERAL INFORMATION:

Applicant (Property Owner): Bel Lido Villas Property Owners Association, Inc.
1124 Highland Beach Drive
Highland Beach, FL 33487

Applicant's Agent: Richard N. Mendelson
1124 Highland Beach Drive, Unit No. 1
Highland Beach, FL 33487

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density

Zoning District: Residential Multiple Family Low Density (RML)

Parcel PCN#: 24-43-47-04-02-002-0084

Background:

On December 9, 2021, the Applicant's special exception request (as noted above) was scheduled to be reviewed and considered by the Planning Board; however, because the property owner information provided on the Applicant's Development Order packet was incorrect, the item was continued. Given the amount of time that has passed for the Applicant to correct the property ownership information, the item was readvertised and new 500-foot notifications pursuant to Section 30-46 of the Town Code were provided for the May 11, 2023 Planning Board meeting.

On February 11, 2021, a Code Violation was issued to the property owner (Case No. CC2021-02-006) for dock/piling installation without a permit.

Request and Analysis:

The Applicant is requesting a special exception approval for the installation of a 400 square foot dock (after-the-fact) at 1124 Highland Beach Drive. Based on prior aerials of the property, a dock was previously located at the property but was subsequently removed (see attached Aerials). An inspection of the newly installed dock conducted by Michael Keenan of CAP Government, Inc. indicates that the dock installation appears to match the documents (including plan set) submitted to the Planning Board (see attached).

The Applicant has obtained both Florida Department of Environmental Protection (FDEP) and US Army Corps of Engineers (ACOE) authorizations for the 400 square foot dock as follows:

FDEP (FILE NO.)	ACOE (FILE NO.)
50-411283-001-EE	SAJ-2021-03867(GP-SCW)

Section 30-67(b) of the Town Code indicates that docks in the Residential Multiple Family Low Density (RML) zoning district require special exception approval by the Planning Board. Section 30-36(a) of the Town code states that the Planning Board may approve, approve with conditions, or deny a request for special exception relating to accessory marine facilities. If the Applicant receives an approval by the Planning Board, the Applicant will be required to obtain a building permit from the Town of Highland Beach Building Department following such approval.

The Applicant's request (date stamped received by the Building Department on October 8, 2021) is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

Should you have any questions, please feel free to contact me at (561) 637-2012 or iallen@highlandbeach.us

Attachments: Application

Aerials

CAP Government, Inc. email correspondence

FDEP approval

ACOE approval

HOA approval

Applicant Plans (11X17)